

**PLANNING COMMISSION  
REGULAR MEETING MAY 2, 2016**

Robert Pease, Vice-Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

**MEMBERS:**

Anthony Whelan, Chair  
Robert Pease, Vice-Chair  
Harry Jancis  
Ray Krzykowski  
Robert Clark  
Doylre Anderson - absent  
Dave Sletner, Alternate

**OTHERS:**

Sue Goggin, ZEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli, Borough Engineer  
Carl Herb, Burgess Liaison - absent  
Public - 0

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance and noted there was a quorum.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the April 4, 2016 Regular Meeting Minutes.

**VOTED: 3-0-3** on a motion by Robert Clark and seconded by Robert Pease to **APPROVE** the April 4, 2016 Regular Meeting Minutes as written.

**FOR**

Robert Clark  
Robert Pease  
Dolyre Anderson

**AGAINST**

**ABSTAIN**

Anthony Whelan  
Harry Jancis  
Ray Krzykowski

**4. NEW BUSINESS**

- A. Commission discussion/decision regarding referral from the Board of Mayor and Burgesses pursuant to CGS 8-24 for proposed sale of Prospect Street School.

Attorney Kevin McSherry explained to the commission that there is currently an agreement in place for Florian Properties/Format LLC to purchase Prospect Street School located at 100 Prospect Street. NEDC approved the sale of 100 Prospect Street for \$300,000 to be used as a mixed use commercial and residential development. Florian Properties is a developer from Southington, CT. The school was built in 1950 and has been vacant for approximately 4-5 years. There were several potential buyers looking at the property. Susan Goggin read into the record a letter dated April 12, 2016 regarding the vote from the meeting of the Board of Mayor and Burgesses on April 5, 2016.

**VOTED:** Unanimously on a motion by Robert Clark and seconded by Harry Jancis to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses for the proposed sale pursuant to CGS 8-24 of Prospect Street School.

- B. Commission discussion/decision regarding referral from the Zoning Commission for special permit for proposed church at 195 Rubber Avenue, Applicant: Renewed Living Prayer Ministry

Attorney Michael McVerry, 35 Porter Avenue, Naugatuck, explained to the commission that the church is planning on renting a store front at 195 Rubber Avenue which was formerly a gun shop. This is located in the Rubber Avenue Design District. There are 10 parking spaces in the front of the building and there is a municipal parking lot across the street which is 200 feet away. According to our regulation 26.5.4, for a place of worship, you need 1 parking space for every 4 seats and you can use parking up to 500 feet away that is in a direct line from the principal entrance to the structure. The church will hold services on Tuesday from 6:30 p.m. - 8:30 p.m., Saturday from 10:00 a.m. - 12:00 p.m. and Sunday from 9:00 a.m. - 12:00 p.m. This church was previously renting the VFW for their services. Susan Goggin noted that the Fire Commission approved the plans with the condition of a limit of 50 people maximum.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for a special permit for proposed church at 195 Rubber Avenue, Applicant: Renewed Living Prayer Ministry.

- C. Commission discussion/decision regarding referral from the Zoning Commission for proposed zone change from RA-1 to B-2 for 100 Prospect Street, Applicant: Florian Properties/Format LLC

Kevin McSherry representing Florian Properties/Format LLC explained to the commission the reason his client is requesting a zone change from RA-1 to B-2. A B-2 zone would allow for commercial and residential use in the building. The building is approximately 40,000 square feet and the applicant has a tenant lined up to occupy approximately 9,000 square feet for a gym. They are also looking to put in smaller apartments on the second floor. They will be between 400 – 600 square feet which will fit in with the town's transit-oriented development plan. The apartments will be similar to Terrace Avenue apartments. There are currently 44 parking spaces in the rear of the building and Florian is proposing to remove an area of the bank to add 90 – 93 more parking spots. The applicant submitted a special permit for the earth excavation work for the proposed parking lot earlier today. That will come before the commission next month. Attorney McSherry submitted to the commissioners some of the other projects that the applicant had previously done and also explained that they are a family owned business. The commissioners had several questions regarding the number of rental units being proposed, what entrance and exits will be used for the building and also how they will be entering and exiting the property. The apartments will be on the second floor and they are proposing between 18 – 19 units, possibly less. The circular driveway will remain in the front of the building. Michael Lambert, Professional Engineer with Harry E Cole and

Son, 876 S Main Street, Plantsville stated there are no plans for a play area for children at this time. The size of the apartments will be geared towards single, couples or possibly empty nesters. The NEDC did not want any larger apartments. There was a discussion regarding the other businesses possibly going in to the commercial level of the building besides the gym. There will not be much work done on the exterior at this time except for some cleaning up. The exterior will be enhanced as need be.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Harry Jancis to send a **POSITIVE REFERRAL** to the Zoning Commission for a zone change for the property known as 100 Prospect Street from RA-1 to B-2

- D. Commission discussion/decision regarding referral from the Zoning Commission for proposed special permit for mixed use of commercial and residential for 100 Prospect Street, Applicant: Florian Properties/Format LLC

Attorney Kevin McSherry explained that a special permit is required for a mixed use development in the B-2 zone under Section 23, Schedule A of the Zoning Regulations. He also stated that he would be back next month with an earth excavation permit now that they have calculated the amount of material to be removed from the site. Michael Lambert explained the storm water system design to be used to the commissioners. The system was designed for the 100 year storm. Wayne Zirolli explained how the storm water goes from the property to the brook. Mike Lambert also explained they will be decreasing the amount of water being put into the system. The storm water calculation will not change due to the excavation, everything is tied together. Anthony Whelan is requesting that the applicant has an explanation as to where that water from the roof goes for the next meeting.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Harry Jancis to table until next month.

- E. All new items require a 2/3 vote.

There was none.

## **5. OLD BUSINESS**

There was none.

## **6. ADJOURNMENT**

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Robert Pease to **ADJOURN** the meeting at 7:02 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr